

Bountiful City
Administrative Committee Minutes
April 16, 2012
5:00 P.M.

Present: Acting Chairman – Marc Knight; Committee Member – Lloyd Cheney; Committee Member – David Badham; Assistant Planner – Scott Holtry; and Recording Secretary – Darlene Baetz

Excused: Aric Jensen

1. Acting Chairman Knight opened the meeting at 5:04 pm.
2. Consider approval of minutes for March 26, 2012.

Mr. Cheney made a motion to approve the minutes for March 26, 2012 as written. Mr. Knight seconded the motion. Voting was 2-0 in favor with Mr. Badham abstaining as he was not present at that meeting.

3. **PUBLIC HEARING** - Consider a Conditional Use Permit to allow for a Home Occupation Landscape business at 1047 E. Beverly Way, Gregory Baldwin, applicant.

Mr. Gregory Baldwin was present. Mr. Holtry presented the staff report.

The applicants' home is in a Residential Single-Family R-3 zone. The applicant will be doing yard care services. The applicant has no other employees that would congregate at the home. No signs would be placed on the home. Equipment used would be a mower, weed whacker, and an aerator. Equipment would be stored in a trailer behind a wooden fence. No chemicals will be used or stored.

Upon review of the application, staff finds that the applicant complies with requirements in the City Ordinance regarding Home Occupation Business Licenses. Staff recommends approval of a Conditional Use Permit with the following conditions:

1. The applicant is to keep a current Bountiful City Home Business license while operating the business.
2. The applicant is to continually comply with the requirements in the Bountiful City Code concerning a Home Occupation Businesses. (14-17-105)
3. This Conditional Use Permit is just for this applicant at this site and is not transferable.

Acting Chairman Knight opened and closed the hearing at 5:06 p.m. without comments.

Staff expressed the concern for chemicals being used and the parking area for the storage of the trailer and equipment. Mr. Baldwin clarified that his business would not use any special chemicals. He stated that he would store the trailer in the garage or extend the concrete pad for parking. Staff stated that the intent of the home business is to be transparent and that the

neighbors would not know that a business is in the home.

Mr. Badham made a motion to approve the Conditional Use Permit for a Home Occupation Lawn Care Business at 1047 Beverly Way, Gregory Baldwin, applicant, based on staff recommendations to park the equipment trailer in the garage or to extend the concrete pad for parking. Mr. Cheney seconded the motion. Voting passed 3-0 in favor.

4. **PUBLIC HEARING** - Consider a Conditional Use Permit to allow for a Home Occupation Lawn Care business at 53 South 1300 East, Bryan Hayhurst, applicant.

Mr. Bryan Hayhurst was present. Mr. Holtry presented the staff report.

The applicants' home is in a Residential Single-Family R-3 zone. The applicant will be doing yard care services. The applicant has no other employees that would congregate at the home. No signs would be placed on the home. Equipment used would be a mower, weed whacker, trimmer, and an aerator. Equipment would be stored on a RV pad behind a fence. No chemicals will be used or stored.

Upon review of the application, staff finds that the applicant complies with requirements in the City Ordinance regarding Home Occupation Business Licenses. Staff recommends approval of a Conditional Use Permit with the following conditions:

1. The applicant is to keep a current Bountiful City Home Business license while operating the business.
2. The applicant is to continually comply with the requirements in the Bountiful City Code concerning a Home Occupation Businesses. (14-17-105)
3. This Conditional Use Permit is just for this applicant at this site and is not transferable.

Acting Chairman Knight opened and closed the hearing at 5:12 p.m. without comments.

Mr. Hayhurst clarified the lighting side of the business. Staff determined that the lighting business did not require any additional conditions for approval. Staff discussed that the home business is to be transparent and the neighbors would not know that a business is in the home.

Mr. Cheney made a motion to approve the Conditional Use Permit for Lawn Care business at 53 South 1300 East, Bryan Hayhurst, applicant with the staff recommendation and that the applicant is responsible for obtaining any further necessary licenses and permitting required for lighting services provided by the business. Mr. Badham seconded the motion. Voting passed 3-0 in favor.

5. **PUBLIC HEARING** - Consider a Conditional Use Permit to allow for a Commercial Occupation Loan Service business at 320 West 500 South, Dollar Loan Center Utah LLC, Robert West and Troy Noble, applicants.

Mr. Robert West and Troy Noble were present. Mr. Holtry presented the staff report.

The applicant's property is in a C-G, general commercial zone. The applicant is a "paper" loan

company and operates similar to a bank.

Based on the findings, staff finds that the applicant would comply with requirements for the conditional use permit.

Acting Chairman Knight opened and closed the hearing at 5:17 p.m. without comments.

Applicants clarified that Dollar Loan Center Utah LLC offers unsecured signature loans and not collateral loans. The business does not buy jewelry, gold, payroll loans or provide pawn services. The proposed business hours of operation would be Monday – Friday 9-6, Saturday 9-3 and closed on Sunday.

Mr. Badham made a motion to approve the Conditional Use Permit for a Commercial Business, Dollar Loan Center Utah LLC at 320 West 500 South, Robert West and Troy Noble, applicants, based on staff recommendations and the parameters of the business plan as outlined by the applicants. Mr. Cheney seconded the motion. Voting passed 3-0 in favor.

6. Consider approval of a Lot Line Adjustment at 2488 S. 150 E. and 2502 S. 150 E., Thomas and Shauna Bird, applicants.

The applicants are applying for a Lot Line Adjustment on their property. The property is located in the R-4 single-family residential zone. The amended property would still conform to the setbacks and lot sizes for this zone required in the City's Land Use Ordinance. No easements will be effected on the property.

Based on findings, Staff recommends approval for a lot line adjustment, with the following condition:

1. The approved lot line adjustment is recorded with the County.

Staff reviewed the public utility easement along the rear property line of parcel 1 that extends through the shed to the original property line but does not appear to extend along the rear property line of parcel 2. According to Mr. Bird, former City Engineer Jack Balling required that parcel 1 show an easement when the applicant bought the property. The overhead power is located in the NE corner of Parcel 1. Parcel 1 and 2 receive power underground along 150 East. Staff discussed the option of vacating the easement or extending the easement along the west side of Parcel 2. Staff decided that the best option for the future would be to extend the easement along the west side of Parcel 2. Mr. Cheney will write the description for the easement. The easement description and lot line change will be recorded at the same time.

Mr. Cheney made a motion to approve the Lot Line Adjustment at 2488 S. 150 E. and 2502 S. 150 E., as drawn with the additional condition that the 7 ft easement be extended from the existing south property line of parcel 1 to the south property line of parcel 2 along the west property line. Mr. Badham seconded the motion. Voting passed 3-0 in favor.

7. Acting Chairman Knight ascertained there were no other items to discuss. Mr. Cheney made a motion to adjourn. Mr. Badham seconded the motion. The meeting was adjourned at 5:45 pm.